

**APPROVED 05/17/2016**

**TOWN OF NORTH HAVEN, CONNECTICUT  
MINUTES OF THE  
BLIGHT PREVENTION APPEALS BOARD**

A Meeting of the Blight Prevention Appeals Board was held on April 19, 2016 at 7:00 P.M. at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, Room #1, North Haven.

**BOARD MEMBERS:**

Lynn Fredricksen, Chairman  
James H. Iovieno, Vice Chairman  
Robin Clark, Secretary  
Steven M. Miller, Member  
Adam Mattei, Member  
James Nesdale, Alternate

**OTHERS PRESENT:**

Elio Floriano, Blight Prevention Officer  
Arthur Hausman, Designee of Blight Prevention Officer  
Leslie Hueffman, Clerk to the Board  
Lynn K. Sadosky, Director of Public Works  
Jennifer N. Coppola, Esquire, Counsel to Board  
Mary Lee Rydzewski, Stenographer

The Chairman called the Meeting to order at 7:03 P.M.

The Chairman, Lynn Fredricksen, introduced herself and asked the Board members to introduce themselves. The Chairman then asked if there were any changes to the Meeting Agenda.

Elio Floriano, Blight Prevention Officer, introduced himself and was sworn in by the Stenographer and addressed the Board.

Mr. Floriano let the Board know that there were four (4) changes to the Agenda. The following Agenda items are coming off as extensions have been granted for the property owners: #3 for 75 Culver Lane was granted a 60-day extension; #7 for 10 Philip Place was granted a 30-day extension; #8 for 100 Pool Road was granted a 30-day extension; and #10 for 16 State Street was granted a 30-day extension.

The Secretary then read the first item under Public Hearing on the Agenda for 101 Powdered Metals Drive, North Haven.

**PUBLIC HEARING FOLLOWED BY DELIBERATION:**

- 1. PUBLIC HEARING: Continuation of Public Hearing on appeal by the property owner(s) of 101 Powdered Metals Drive, North Haven, to the Board for the Notice of Violation issued by the Blight Prevention Officer's Designee dated August 4, 2015.**

The Chairman opened the continuation of the Public Hearing on 101 Powdered Metals Drive at 7:06 P.M.

Attorney Tim Lee addressed the Board regarding the request of the property owner to continue the Public Hearing.

The Board asked questions of Attorney Lee and they were answered.

Attorney Jennifer Coppola addressed the Board regarding the request of the property owner's counsel to continue the Public Hearing.

The Board asked questions of Attorney Coppola and they were answered.

Arthur Hausman, Blight Prevention Officer/Designee, was sworn in by the Stenographer and addressed the Board.

The Board asked questions of Mr. Hausman and they were answered.

The Chairman asked if anyone else wished to speak. No one came forward.

Steven M. Miller made a Motion to Continue the Public Hearing to the Board's June 21, 2016 Meeting. Adam Mattei seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen- aye

James H. Iovieno - aye

Robin M. Clark - aye

Adam Mattei - aye

Steven M. Miller - aye

The Secretary then read the first and second items under "Other" on the Agenda for 29 Carina Road, North Haven.

**OTHER:**

- 1. To discuss the status of the pending claim against 29 Carina Road, North Haven, and possible action relating to same, including potential rescission of the Board's prior vote/decision to issue a Notice of Citation against said property. Public comment will be received by the Board.**
- 2. To consider whether to convene in executive session and, if the Blight Prevention Appeals Board votes affirmatively, to convene in executive session to discuss the status of the pending claim against 29 Carina Road, North Haven.**

Attorney Jennifer Coppola addressed the Board regarding the pending claim against 29 Carina Road, North Haven.

The Board asked questions of Attorney Coppola and they were answered.

Arthur Hausman, Blight Prevention Officer/Designee addressed the Board.

The Board asked questions of Mr. Hausman and they were answered.

Lynn K. Sadosky, Director of Public Works, was sworn in by the Stenographer and addressed the Board. The Board asked questions of Ms. Sadosky and they were answered.

The Board directed that the Citation issue as previously voted upon.

The Secretary then read the fourth item under “Other” on the Agenda for 175 Forest Hill Road, North Haven.

**4. On 175 Forest Hill Road, North Haven, the Blight Prevention Officer will provide a status update.**

Elio Floriano, Blight Prevention Officer addressed the Board.

The Board asked questions of Mr. Floriano and they were answered.

Frank Given, property owner of 175 Forest Hill Road, was sworn in by the Stenographer and addressed the Board.

The Board asked questions of Mr. Given and they were answered.

Lynn Fredricksen made a Motion to Continue the matter to the Board’s May 17, 2016 Meeting for the Blight Prevention Officer to provide an update on the status of remediation of the blight conditions at the property. Adam Mattei seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen- aye  
Adam Mattei - aye

James H. Iovieno - aye  
Steven M. Miller- aye

Robin M. Clark – aye

The Secretary then read the fifth item under “Other” on the Agenda for 37 Giles Avenue, North Haven.

**5. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 37 Giles Avenue, North Haven.**

Elio Floriano, Blight Prevention Officer, addressed the Board.

The Board asked questions of Mr. Floriano and they were answered.

Lynn Fredricksen made a Motion to issue a Notice of Citation to the property owner(s) of 37 Giles Avenue, North Haven. Steven M. Miller seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen- aye  
Adam Mattei - aye

James H. Iovieno - aye  
Steven M. Miller- aye

Robin M. Clark – aye

The Secretary then read the sixth item under “Other” on the Agenda for 267C Kings Highway, North Haven.

**6. On 267C Kings Highway, North Haven, the Board will consider whether a Notice of Citation should issue to the property owner(s).**

Arthur Hausman, Blight Prevention Officer/Designee, addressed the Board and he responded to questions from the Board.

Attorney Coppola addressed the Board and she responded to questions from the Board.

James H. Iovieno made a Motion to Continue the matter to the Board’s May 17, 2016 Meeting for the Board to consider at that time whether a Notice of Citation should issue. Robin M. Clark seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen- aye  
Adam Mattei - aye

James H. Iovieno - aye  
Steven M. Miller- aye

Robin M. Clark – aye

The Secretary then read the ninth item under “Other” on the Agenda for 11 Sackett Point Road, North Haven.

**9. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 11 Sackett Point Road, North Haven.**

Arthur Hausman, Blight Prevention Officer’s Designee, addressed the Board.

The Board asked questions of Mr. Hausman and they were answered.

Attorney Coppola addressed the Board.

The Board asked questions of Attorney Coppola and they were answered.

Adam Mattei made a Motion to Continue the matter to the Board’s May 17, 2016 Meeting for the Board to consider at that time whether a Notice of Citation should issue. Steven M. Miller seconded the Motion.

The Board voted 5 - 0 in favor of the Motion.

Lynn Fredricksen- aye  
Adam Mattei - aye

James H. Iovieno - aye  
Steven M. Miller- aye

Robin M. Clark – aye

The Secretary then read the eleventh item under “Other” on the Agenda for 29 State Street, North Haven.

**11. On 29 State Street, North Haven, the Blight Prevention Officer will provide a status update.**

Elio Floriano, Blight Prevention Officer, addressed the Board reading into the record correspondence from Steven Nugent to Lynn K. Sadosky dated April 15, 2016 which provided an update on the status of the property.

The Board asked questions of Mr. Floriano and they were answered.

The Board asked Staff to contact the property owner to request that the graffiti on the structure be painted over.

Lynn Fredricksen made a Motion to Continue the matter to the Board's June 21, 2016 Meeting for the Blight Prevention Officer to provide an update on the status of remediation of the blight conditions at the property. Steven M. Miller seconded the motion.

The Board voted 5-0 in favor of the Motion.

Lynn Fredricksen- aye	James H. Iovieno - aye	Robin M. Clark - aye
Adam Mattei - aye	Steven M. Miller - aye	

**MINUTES:**

Lynn Fredricksen made a motion to approve the Minutes as submitted for the March 15, 2016 Meeting. James Nesdale seconded the Motion.

The Board voted 4 in favor of the Motion with 2 abstentions.

Lynn Fredricksen- aye	James H. Iovieno - abstain	Robin M. Clark – aye
Adam Mattei - abstain	Steven M. Miller- aye	James Nesdale - aye

**PUBLIC COMMENT:**

The Chairman asked if anyone else wished to speak before the meeting adjourned.

Ilyssa Czarny, daughter of Property Owner of 2011 Hartford Turnpike, introduced herself and was sworn in by the Stenographer and addressed the Board.

The Board asked questions of Ms. Czarny and they were answered.

Julian Czarny, son of Property Owner of 2011 Hartford Turnpike, introduced himself and was sworn in by the Stenographer and addressed the Board.

The Board asked questions of Mr. Czarny and they were answered.

The Chairman asked if anyone else wished to speak. No one came forward.

**ADJOURNMENT:**

There being no further business, Adam Mattei moved to adjourn the Meeting. Steven M. Miller seconded the Motion. All were in favor. The meeting adjourned at 8:12 P.M.